

Town of Nolensville  
Planning Commission Meeting  
Regular Meeting  
December 8, 2005  
7:00 P.M.  
At Nolensville Elementary School

Members in attendance were as follows: Jimmy Alexander, Rick Fisher, Larry Gardner, Frank Wilson, Charles Knapper, James Clark, and Kristie McArthur. Willis Wells and Bob Haines were absent.

Staff present was Henry Laird, Richard Woodroof, Bob Notestine, and Tonia Smith.

Agenda Item I- Meeting called to order by Rick Fisher

Agenda Item II- Pledge of Allegiance

Agenda Item III- Approval of Minutes

Frank Wilson made a motion to approve the minutes for November 10<sup>th</sup> meeting. Jimmy Alexander seconded the motion, passed unanimously.

Jimmy Alexander stated on page 2 under the land use policy plan were it states, than all these would be designated only for single family development. It should be single family conventional subdivision. Also is the motion the “or” should be taken out between residential and conventional.

Frank Wilson amended his motion with the following changes:

- Page 2 under Land Use Policy Plan were Jimmy Alexander stated, “The areas along York, Williams, Clovercroft, and south of the by-pass, have a statement incorporated into the land use policy plan, that all these would be designated only for single family **conventional subdivision.**”
- The “or” should be taken out between residential and conventional subdivision in the motion.

Jimmy Alexander seconded the motion, passed unanimously.

Agenda Item IV- Citizen Comments

Paulette Sullivan- 7176 Nolensville Road- stated the property abutting her would be breaking ground within the next sixty to ninety days. She would like there to be a requirement of the developer to place a wall as a buffer between the town center and her property.

Charles Knapper stated at this time we are not aware of any developments being built on the property. The project has expired. They would have to come before the planning commission for approval and we will keep that in mind.

Agenda Item V-New Business

A. Rezoning requests:

1. Parcel 58.16 & 58.02, Map 56, Trace Development Co.; from UR to CS

Henry Laird stated this was deferred last month. They have resubmitted their plans and have taken out the UR zone, straightened the road out, and connected the road from Nolen Park to Oldham Drive. There would be a standard C-buffer of forty feet.

Charles Knapper stated this is located on Oldham Drive behind the Post Office. The front two lots that connect to these are already zoned commercial. They are located on Nolensville Road between the vet and the landscaping business.

Larry Gardner asked how wide will this road be.

Richard Woodroof stated it is sixty foot.

Frank Wilson made a motion to approve the rezoning of Parcels 58.16 & 58.02 to commercial services. Charles Knapper seconded the motion, passed with Jimmy Alexander, Rick Fisher, Larry Gardner, Frank Wilson, and Charles Knapper for and James Clark, and Kristie McArthur were against.

## 2. Parcel 108.02, Map 33, Haley Property; SR to CS/CCO (400') and SR to OI

Richard Woodroof stated they are asking to be rezoned CS/CCO in the front 400' and OI for the back portion. This parcel between the Haley Industrial Park and Tom Herbert property and is currently zoned Suburban Residential.

Jimmy Alexander asked if they would consider sharing a drive with an adjacent lot to cut down on the number of access points onto Nolensville Road.

Mr. Haley stated they would consider this at the time the lot is developed.

Charles Knapper made a motion to approve the rezoning of parcel 108.02 with the front 400' to CS/CCO and the back portion OI. Frank Wilson seconded the motion, passed unanimously.

## B. Project Reviews

### 1. Site Plan Review on Nolensville Collision Center

Henry Laird stated they have met all of our comments and staff recommends approval. They would like to ask for a variance to allow the lot behind the fence to be gravel.

Jimmy Alexander made a motion for approval of the Collision Center with the variance of the parking area behind the fence to be gravel; Kristie McArthur seconded the motion, passed with Jimmy Alexander, Rick Fisher, Frank Wilson, Charles Knapper, James Clark, and Kristie McArthur was for and Larry Gardner abstained.

### 2. McFarlin PUD Concept Plan

Bill Charles from Land Design made a presentation of the development of McFarlin Road and Fly Road that they would like the town to consider. They have proposed to widen McFarlin Road in front of their property. If the Town of Nolensville would acquire the property from there to the end of McFarlin Road they would widen it all the way down.

Charles Knapper stated the Town has never and not sure if we ever will condemn land to acquire for a right-of-way.

## C. Revision of Subdivision Regulations

### 1. Local Roadway Typical Sections

Henry Laird stated we had a Public Hearing on this last month. It shows the Local Roadway width being 24'.

Larry Gardner made a motion to accept 24'. Frank Wilson seconded the motion, passed with Jimmy Alexander, Rick Fisher, Larry Gardner, Frank Wilson, and Charles Knapper was for and James Clark and Kristie McArthur were against.

## 2. Underground Utility Locations

Charles Knapper made a motion for approval of option 1 for PUD which requires street trees between road and the sidewalk. The gas, water, cable, phone, and electric are all located behind the sidewalk. Option 2 is for standard subdivision which the street trees are behind the public utility easement. The cable, phone, electric and gas are behind the sidewalk. Larry Gardner seconded the motion, passed unanimously.

Larry Gardner amended Charles Knapper motion to move the electric in option 2 between the street and the sidewalk and leave the cable and phone behind the curb. James Clark seconded the motion, passed unanimously.

## 3. Residential Turnaround Pad

Larry Gardner made a motion to move the side yard set back to a minimum of two feet. Kristie McArthur seconded the motion. The motion was not passed. Kristie McArthur, Larry Gardner, and Frank Wilson were for and Rick Fisher, Charles Knapper, James Clark, and Jimmy Alexander were against.

Jimmy Alexander stated he would agree to cut it down to four foot but to go down to two, was asking too much. If someone was to back all the way to the edge of the pavement the back end of the car would be on the property next door.

Jimmy Alexander made a motion to change the minimum side yard set back to four feet. Motion died with a lack of second.

Charles Knapper made a motion to keep it at a minimum of five foot. If someone would like to go less, they may ask the planning commission for a variance. James Clark seconded the motion, passed with James Clark, Charles Knapper, Kristie McArthur, Jimmy Alexander, Rick Fisher, and Frank Wilson were for and Larry Gardner was against.

## 4. Certification of Address Block

Frank Wilson made a motion to approve the street address certification block that would be added to Appendix B of the subdivision regulations to meet Williamson County requirement. Jimmy Alexander seconded the motion, passed unanimously.

## 5. Foundation Survey

Frank Wilson made a motion to approve the requirement for a foundation survey to be made and furnished to the Town after foundation is poured and before further construction is begun to ensure proper setback requirements have been met. This will be added to section 5.2.3 of the subdivision Regulations. Charles Knapper seconded the motion, passed unanimously.

## Agenda Item VI- Old Business

### a.) Monthly Bond Report

## McFarlin Woods Sections 3 & 4

Richard Woodroof stated in a total of Maintenance/Performance Bond \$1,328,769.40. On Monday, McFarlin Woods Section 3 & 4 is due. I spoke to Mr. Cowan and he ensures me that it would be taken care of. Staff recommendation is if he has not turned anything in by 2:00 we will call the bond.

Charles Knapper stated if we do not have something in by 2:00 tomorrow afternoon (12-9-05) we will call it.

Rick Fisher stated by acclamation the bond will be called at 2:00 if no paper has been filed.

#### Bent Creek Section 2a, 3a & 4a

Richard Woodroof stated Bent Creek Section 2a, 3a, & 4a that the bank has sent me letters that it has been extended for a year. I received a letter from C & K Development that the bond has been rolled over as a maintenance bond. They do not have the stamped letter from their engineer stating everything has been correctly installed. My recommendation would be that it will stay as a performance bond.

Eric McNeely stated he would like to get together with staff and work out a punch list that they could go by to get it ready for a maintenance bond.

Charles Knapper made a motion to keep Bent Creek Phase 1 Section 2a, 3a, and 4a as a performance bond. Rich Fisher seconded the motion, passed unanimously.

#### Bent Creek Phase 1 Section 1

Richard Woodroof stated that Bent Creek Phase 1 Section 1 last month it was in our bond report to go to maintenance if all the correct paper work was turned in. I received a letter stating it had already been rolled over to a maintenance bond before we approved it. Staff recommendation would be for the bond to be a performance bond until the correct things are taken care of.

Rick Fisher made a motion to roll it back to a performance bond until a proper letter from their engineer is obtained. Jimmy Alexander seconded the motion, passed unanimously.

#### New Clovercroft Road

Eric McNeely stated he would like the staff to create a punch list of items that they do not feel meet standards and after corrections, they will deed the road over to Nolensville.

Richard Woodroof stated the ditches are not installed as of the approved plans. AMEX came out and ran a test on it. We are questioning their results. If we are planning on bonding the bond amount that staff as come up with is \$138,000.00.

Charles Knapper made a motion to set the New Clovercroft Road bond amount at \$138,000.00 it can be reviewed at another time and a punch list is developed by staff and their engineer. Rich Fisher seconded the motion, passed unanimously.

#### Agenda Item VII- Other Business

Being no further business to come before the Planning Commission the meeting was adjourned at 9:02 P.M.

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Larry Gardner  
Secretary for the Planning Commission

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Date